

Annual Urban Renewal Report, Fiscal Year 2015 - 2016

Levy Authority Summary

Local Government Name: MANNING
Local Government Number: 14G123

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
MANNING URBAN RENEWAL	14011	3

TIF Debt Outstanding: 790,618

TIF Sp. Rev. Fund Cash Balance as of 07-01-2015:	33,299	0	Amount of 07-01-2015 Cash Balance Restricted for LMI
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TIF Revenue:	117,173
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	117,173

Rebate Expenditures:	0
Non-Rebate Expenditures:	85,491
Returned to County Treasurer:	0
Total Expenditures:	85,491

TIF Sp. Rev. Fund Cash Balance as of 06-30-2016:	64,981	0	Amount of 06-30-2016 Cash Balance Restricted for LMI
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**Year-End Outstanding TIF
Obligations, Net of TIF Special
Revenue Fund Balance: 640,146**

Urban Renewal Area Data Collection

Local Government Name: MANNING (14G123)
 Urban Renewal Area: MANNING URBAN RENEWAL
 UR Area Number: 14011

UR Area Creation Date: 11/1994

UR Area Purpose: Economic Development. See plan
 and plan ammendments.

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
MANNING CITY AG/IKM-MANNING SCH/MATF1 UR TIF INCREM	14135	14136	0
MANNING CITY/IKM-MANNING SCH/MCTF1 UR TIF INCREM	14137	14138	3,325,164
MANNING CITY/IKM-MANNING SCH/MCTF3 UR TIF INCREM	14199	14200	993,870

Urban Renewal Area Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	1,385,290	9,411,380	4,163,430	0	-7,408	14,952,692	0	14,952,692
Taxable	0	772,069	8,470,242	3,747,087	0	-7,408	12,981,990	0	12,981,990
Homestead Credits									15

**TIF Sp. Rev. Fund Cash Balance
 as of 07-01-2015:**

33,299

0

**Amount of 07-01-2015 Cash Balance
 Restricted for LMI**

TIF Revenue: 117,173
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 117,173

Rebate Expenditures: 0
 Non-Rebate Expenditures: 85,491
 Returned to County Treasurer: 0
Total Expenditures: 85,491

**TIF Sp. Rev. Fund Cash Balance
 as of 06-30-2016:**

64,981

0

**Amount of 06-30-2016 Cash Balance
 Restricted for LMI**

Projects For MANNING URBAN RENEWAL

Main Street Bricks

Description:	Replace Bricks/Sidewalks in Main Street
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Downtown Revitalization

Description:	Match for CDBG Facade Grant
Classification:	Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Physically Complete:	No
Payments Complete:	No

Ongoing Support-MS

Description:	Ongoing Main Street Support
Classification:	Main Street Iowa Program-Iowa Economic Development Authority
Physically Complete:	Yes
Payments Complete:	No

Char-Mac Assisted Living

Description:	Infrastructure for Assisted Living Dev't
Classification:	Low and Moderate Income Housing
Physically Complete:	No
Payments Complete:	No

311th Street Paving

Description:	Pave 311th Street (Heritage Dr)
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

Boulders Inn & Suites

Description:	Hotel Development Agreement
Classification:	Commercial - hotels and conference centers
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For MANNING URBAN RENEWAL

Main Street Bricks Debt

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	56,760
Interest:	2,114
Total:	58,874
Annual Appropriation?:	No
Date Incurred:	09/03/2013
FY of Last Payment:	2019

Downtown Revitalization Pymt

Debt/Obligation Type:	Internal Loans
Principal:	90,000
Interest:	0
Total:	90,000
Annual Appropriation?:	No
Date Incurred:	06/18/2013
FY of Last Payment:	2019

Ongoing Support-Main St.

Debt/Obligation Type:	Rebates
Principal:	15,000
Interest:	0
Total:	15,000
Annual Appropriation?:	Yes
Date Incurred:	06/18/2013
FY of Last Payment:	2019

Char-Mac Assisted Living

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	420,000
Interest:	199,118
Total:	619,118
Annual Appropriation?:	No
Date Incurred:	09/30/2014
FY of Last Payment:	2031

Char-Mac Internal loan for Legals

Debt/Obligation Type:	Internal Loans
Principal:	7,626
Interest:	0
Total:	7,626
Annual Appropriation?:	No
Date Incurred:	02/17/2015
FY of Last Payment:	2017

Non-Rebates For MANNING URBAN RENEWAL

TIF Expenditure Amount:	16,852
Tied To Debt:	Main Street Bricks Debt
Tied To Project:	Main Street Bricks
TIF Expenditure Amount:	18,639
Tied To Debt:	Char-Mac Assisted Living
Tied To Project:	Char-Mac Assisted Living
TIF Expenditure Amount:	35,000
Tied To Debt:	Downtown Revitalization Pymt
Tied To Project:	Downtown Revitalization
TIF Expenditure Amount:	15,000
Tied To Debt:	Ongoing Support-Main St.
Tied To Project:	Ongoing Support-MS

♣ Annual Urban Renewal Report, Fiscal Year 2015 - 2016

TIF Taxing District Data Collection

Local Government Name: MANNING (14G123)
 Urban Renewal Area: MANNING URBAN RENEWAL (14011)
 TIF Taxing District Name: MANNING CITY AG/IKM-MANNING SCH/MATF1 UR TIF INCREM
 TIF Taxing District Inc. Number: 14136
 TIF Taxing District Base Year: 1993
 FY TIF Revenue First Received: 2001
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2021

UR Designation	
Slum	No
Blighted	No
Economic Development	11/1994

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	85,380	0	0	0	0

FY 2016 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: MANNING (14G123)
 Urban Renewal Area: MANNING URBAN RENEWAL (14011)
 TIF Taxing District Name: MANNING CITY/IKM-MANNING SCH/MCTF1 UR TIF INCREM
 TIF Taxing District Inc. Number: 14138
 TIF Taxing District Base Year: 1993
 FY TIF Revenue First Received: 2001
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2021

UR Designation	
Slum	No
Blighted	No
Economic Development	11/1994

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	3,820	3,016,120	4,043,660	0	0	7,063,600	0	7,063,600
Taxable	0	2,130	2,714,508	3,639,294	0	0	6,355,932	0	6,355,932
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	3,738,436	3,325,164	3,325,164	0	0

FY 2016 TIF Revenue Received: 90,316

♣ Annual Urban Renewal Report, Fiscal Year 2015 - 2016

TIF Taxing District Data Collection

Local Government Name: MANNING (14G123)
 Urban Renewal Area: MANNING URBAN RENEWAL (14011)
 TIF Taxing District Name: MANNING CITY/IKM-MANNING SCH/MCTF3 UR TIF INCREM
 TIF Taxing District Inc. Number: 14200
 TIF Taxing District Base Year: 2012
 FY TIF Revenue First Received: 2015
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2035

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	1,381,470	6,395,260	119,770	0	-7,408	7,889,092	0	7,889,092
Taxable	0	769,939	5,755,734	107,793	0	-7,408	6,626,058	0	6,626,058
Homestead Credits									15

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	6,281,192	1,615,308	993,870	621,438	16,879

FY 2016 TIF Revenue Received: 26,857